

# RESIDENTIAL PROPERTY RECORD CARD

# CITY OF SPRINGFIELD

**Situs: 91 89 REVERE ST**

**Map ID: 101600035**

**Class: Two-Family**

**Card: 1 of 1**

**Tax year 2016**

## Current Owner

NGUYEN LY

89 REVERE ST

SPRINGFIELD

MA 01108

## General Information

Living Units 2

Neighborhood 1292

Alternate Id

Vol/Pg

District COS

Zoning R2

Class RESIDENTIAL



## Land Information

Type	Size	Influence Factors	Influence %	Value
PRIMARY SQUARE FOOT	5,000			21,750
Total Acres: 0.1148				

## Permit Information

Date Issued	Number	Price	Purpose	% Complete
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## Assessment Information

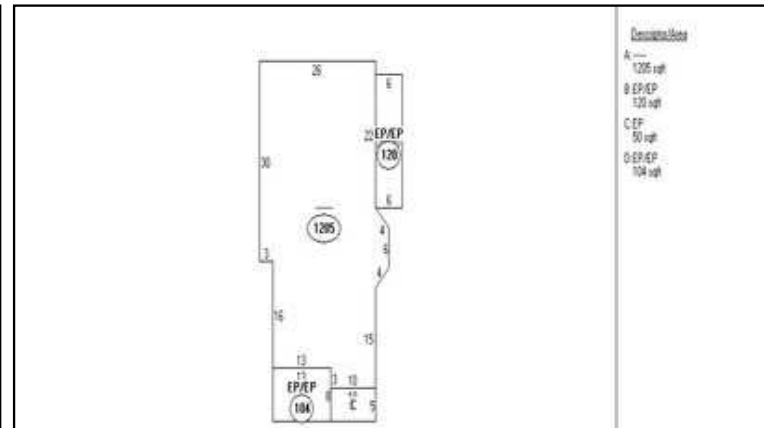
	Assessed	Appraised	Cost	Income	Market
Land	21,800	21,800	21,800	0	21,800
Building	77,400	75,600	81,400	0	75,600
Total	99,200	97,400	103,200	0	97,400

Value Flag MARKET APPROACH

Sales / Ownership History					
Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
2009-04-30	80,400	LAND + BLDG	17768/0530	NGUYEN LY	MAZZA MARGARET & FRANK J & RAYMOND & JOS
2000-01-14	0	LAND + BLDG	11068/0463	MAZZA FRANK J & RAYMOND & JOSEPH	MAZZA FRANK & MARGARET

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Dwelling Information			
Style	TWO FAMILY	Year Built	1901
Story height	2.00	Eff Year Built	0
Attic	PART FINSH	Ground Floor	1,205
Exterior Walls	ALUM/VINYL	Area	
Masonry Trim		Amenities	
		Total Living	2,651
		Area	
Color	WHITE		
Basement			
Basement	FULL	Car Bsmt Gar	0
FBLA Size		FBLA Type	
Rec Rm Size		Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	BASIC	Stacks	0
Fuel Type	GAS	Openings	0
System Type	STEAM	Pre-Fab	0
Room Detail			
Bedrooms	4	Full Baths	2
Family Rooms	0	Half Baths	0
Kitchens		Extra Fixtures	1
Total Rooms	10		
Kitchen Type		Bath Type	
Kitchen Remod	NO	Bath Remod	NO
Adjustments			
Int vs Ext	SAME	Unfinished Area	0
Cathedral Ceiling		Unheated	
Grade & Depreciation			
Grade	C	Market Adj	0.00
Condition	AVERAGE	Functional	
CDU	FAIR	Economic	
Cost & Design		% Good Ovr	
% Complete			



Outbuilding Data							
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade

Comparable Sales Summary							
Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade	
122200048	2014-05-21	149,400	2,887	18	1905	C	
095350004	2013-04-24	100,000	3,113	18	1903	C	
002800033	2013-07-19	90,000	2,380	18	1899	C	
081450008	2013-10-29	103,000	2,596	18	1899	C	
094200015	2013-12-13	95,000	2,619	18	1905	C	